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INDEPENDENT SALES & LETTING AGENTS

# 61 Fell Croft

## Dalton-In-Furness, LA15 8DD

**Offers In The Region Of £147,500**

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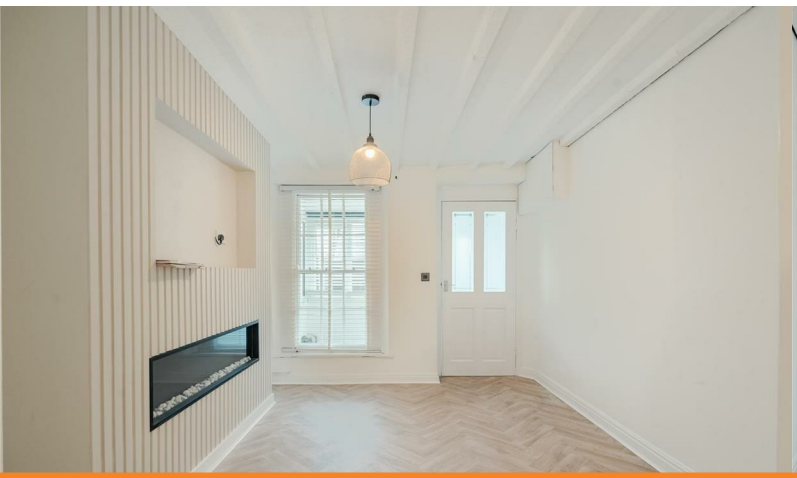

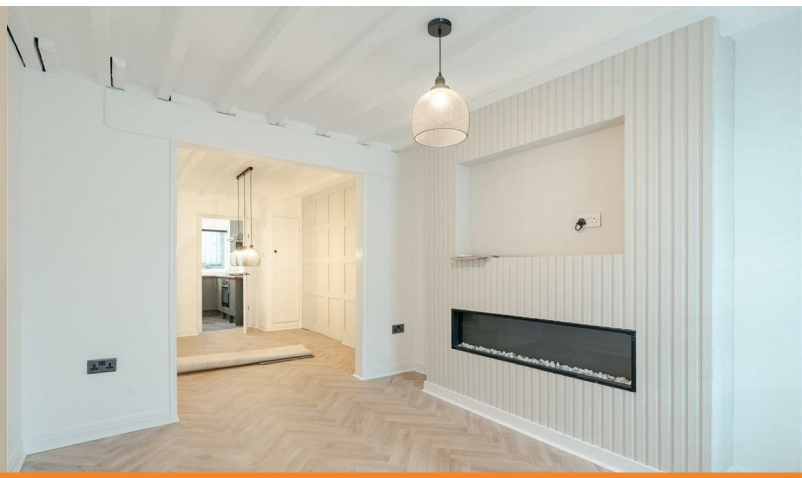

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# 61 Fell Croft

## Dalton-In-Furness, LA15 8DD

## Offers In The Region Of £147,500

*A beautiful and thoughtfully renovated three storey cottage, tucked away within a quiet location in the historic market town of Dalton. This charming home offers a wonderful blend of characterful features and contemporary living, creating a stylish and welcoming space ready for its next chapter. Arranged over three floors, the property offers versatile accommodation, making it an appealing choice for first time buyers, couples or those seeking a characterful home with a little extra space. Conveniently positioned close to local amenities, shops and everyday services, the cottage enjoys a peaceful setting whilst remaining within easy reach of the town's facilities. Offered for sale with no upper chain.*

The property is entered via a porch, which leads through to the open plan lounge diner, providing a comfortable and inviting space for both relaxing and entertaining. The lounge has been tastefully decorated, featuring pale oak herringbone flooring, a stylish slatted media wall and an inset electric fireplace, creating a contemporary focal point. Continuing through to the dining area, you will find an attractive feature paneled wall, adding character and style, with open access to the staircase leading to the upper floors.

To the rear of the property, the recently fitted kitchen offers a practical and stylish space for everyday cooking. It is fitted with a range of pale grey and cream wall and base units, complemented by laminate worktops. Integrated appliances include an oven and hob, with additional space for a washing machine and fridge freezer.

Ascending to the first floor, the landing provides access to the master bedroom and the recently fitted shower room. The shower room features a generous walk in shower with a waterfall shower head, alongside a WC and wash basin, both set within a spacious vanity unit with useful cupboards and drawers. Marble effect wall cladding and recessed spot lighting complete the contemporary finish.

A further staircase leads to the second floor, where two additional bedrooms can be found. Both feature characterful exposed beams, adding charm and individuality to the accommodation. These versatile rooms could be used as bedrooms, guest accommodation or a home office, depending on individual needs.

To the front, the property benefits from a good sized, private "yarden", designed for low maintenance with a combination of artificial lawn and slate chippings, providing an attractive outdoor space to enjoy.

### Front Porch
8'10" x 2'11" (2.70 x 0.90)

### Lounge Diner
8'8" x 23'2" (2.66 x 7.08 )

### Kitchen
7'6" x 8'10" (2.31 x 2.70)

### Bedroom One
10'9" x 10'5" (3.29 x 3.19 )

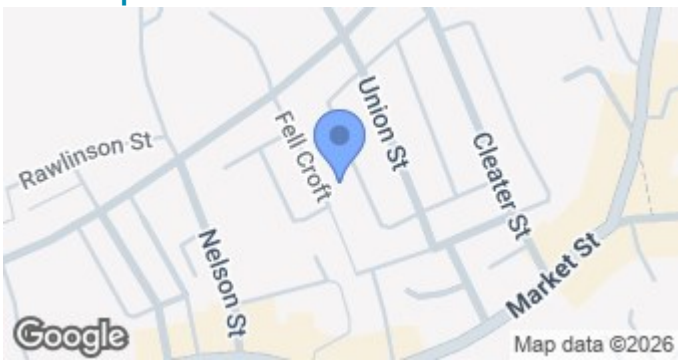
### Shower Room
11'10" x 5'6" (3.62 x 1.68 )

### Bedroom Two
11'9" x 10'6" (3.59 x 3.22 )

### Bedroom Three
7'9" x 11'0" (2.38 x 3.36 )

- Fully refurbished, three storey home
- Low maintainence front garden
- No upper chain
- Gas central heating and double glazing
- Quiet location
- Characterful features
- Stones throw to schools, shops and eateries
- Council tax band - A

## Road Map




## Terrain Map

## Floor Plan

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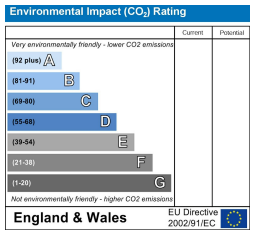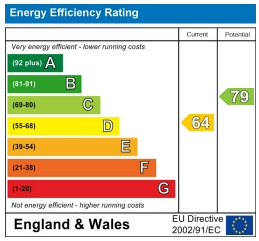
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